

4.0 POTENTIAL LANDSCAPE AND VISUAL IMPACTS

4.1 This section assesses the potential impacts that the proposed development may have on the landscape character as described in the baseline in Section 2 above. The Guidelines for Landscape and Visual Impact Assessments, Third Edition 2013 (see Methodology for Reference) suggests that potential impacts should be measured at three levels; i) impacts on the site; ii) impacts on the setting of the site and iii) impacts on the broader landscape context. It also offers guidance on measuring impacts during the Operational Stage i.e. at point of completion; and also residual impacts such as long term impacts after a certain time period. In this case we have measured the impacts after seven years.

4.2 Mitigation measures should also be considered and recorded as part of the assessment to explain how the introduction of certain treatments can help reduce the overall effect of any potential adverse impacts.

VISUAL IMPACTS

4.3 This section assesses the potential visual impacts that the proposed development may have when considered from a variety of key receptors (viewpoints).

4.4 Figure 4 illustrates the locations of the receptors. These are taken from public footpaths and main roads. Most views are taken from the points where the site is clearly visible but there are many locations within the vicinity where the site will be totally screened by vegetation and other buildings. The assessment is recorded in Viewpoints 1-12 on pages 13-21.

LANDSCAPE IMPACTS

EFFECTS ON THE PHYSICAL FABRIC OF THE SITE – OPERATIONAL STAGE

4.5 This section assesses the potential landscape impacts of the proposed Development. Detailed information regarding the length of the construction and operation phases is not available at this stage; therefore the assessment has been made based on the Operational phase only.

4.6 In general terms, changes to the landscape fabric will only occur within the application boundary for the proposed development. The proposed development would cause long term effects on the landscape fabric through the removal of the existing dilapidated buildings and the replacement with a new single storey building. The following existing landscape features will be retained and incorporated within the development layout wherever possible to minimise the loss of valuable landscape features:

- Mature trees
- Hedgerows

4.7 The nature of receptor (sensitivity) is deemed to be medium. This is because the majority of the site is agricultural grassland and generally accords with the key characteristics of the Settled Valley Pastures landscape character area.

4.8 The nature of effects (magnitude of change) is considered to be medium as there is a distinguishable balance between the introduced new building with planting and the removal of the existing buildings.

5.9 The likely significance of effects is moderate and the impacts can be described as long term beneficial.

POTENTIAL RESIDUAL IMPACTS ON THE SITE - AFTER 10 YEARS

4.10 The site will benefit from the maturity of the introduced landscape which will fully integrate the site into the landscape and enhance the northern boundary along Briargrove Road. The likely significance of effects will be reduced to slight and the impacts will still be long term beneficial.

EFFECTS ON THE LANDSCAPE SETTING OF THE SITE – OPERATIONAL STAGE

4.11 At time of Completion there will be some minor impacts on the landscape setting of the Site. In particular, the boundary edges to the site will be improved and enhanced by the introduction of planting which will mature over time to integrate the development into the landscape. The overall landscape planting that is introduced with the proposed development will form an appropriate, improved and attractive boundary to the residential development.

4.12 The nature of receptor (sensitivity) is deemed to be medium. This is because the landscape that forms the setting is of good quality.

4.13 The nature of effects (magnitude of change) is considered to be low.

4.14 The significance of effects is slight/moderate. The significance of the impact is also considered to be minor beneficial due to the quality and nature of the development that will be introduced to the setting of the site.

POTENTIAL RESIDUAL IMPACTS ON THE SETTING OF THE DEVELOPMENT - AFTER 10 YEARS

4.15 The setting of the site will benefit from the maturity of the introduced landscape which will fully integrate the site into the landscape and enhance the rural character of Briargrove Road. The likely significance of effects will be reduced to slight.

EFFECTS ON BROAD LANDSCAPE CONTEXT – OPERATIONAL STAGE

This section describes the effects on the local landscape character area.

LOCAL LANDSCAPE CONTEXT AREA - Settled Valley Pastures

4.16 The nature of the receptor (sensitivity) of this character area has been assessed as medium. There are no nationally recognised landscape or cultural designations, however the quality of landscape is pastoral and the landform is dramatic in places due to changes in topography.

4.17 The nature of effects (magnitude of change) has been assessed as negligible. The proposed development will have no adverse impact on the

broader character area. Direct physical effects will not be experienced within the immediate vicinity of the site or within the character area. The proposed development will be re-introducing a number of new hedgerows and trees as part of the overall design and therefore the impacts are considered to be balanced by the benefits that the planting and other landscape interventions will introduce.

4.18 Using these two criteria the likely significance of effects on this LCA has been assessed as slight. Associated landscape interventions which will improve the current condition and status of the landscape character of the Settled Valley Pastures.

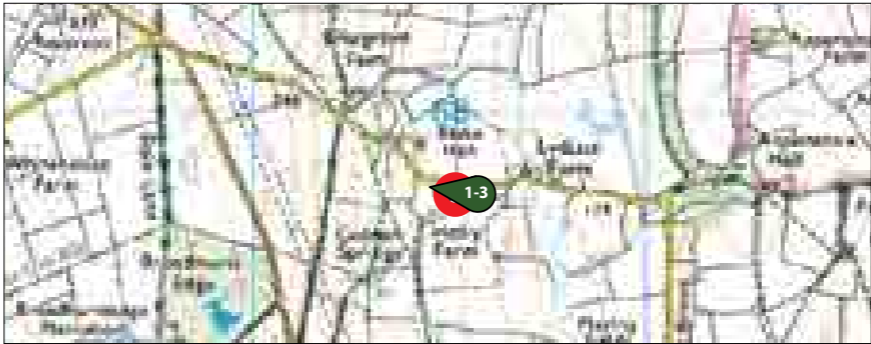
POTENTIAL RESIDUAL IMPACTS ON THE BROADER LANDSCAPE CONTEXT - AFTER 10 YEARS

4.19 The overall landscape character area will benefit from the maturity of the introduced landscape which will fully integrate the site into the landscape. The likely significance of effects will be reduced to negligible.



Viewpoint 1 - Looking southwest towards Holly Farm from Briargrove Road.

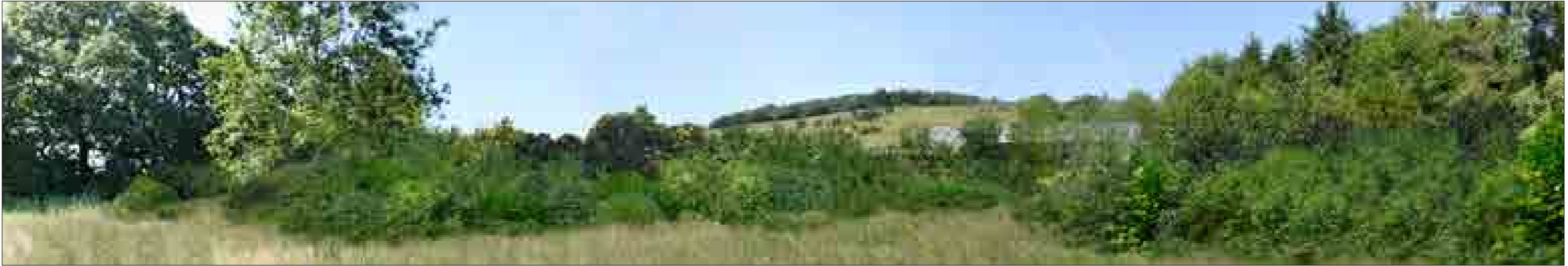
VIEWPOINT	Viewpoint 1
RECEPTOR TYPE	Public Footpath
LOCATION - OS GRID HEIGHT - AOD	SK 005 878 188m AOD
APPROXIMATE DISTANCE FROM SITE (M)	Within Site Boundary



PREDICTED VISUAL IMPACTS				
EXISTING VIEW	PROPOSED VIEW AFTER 7 YEARS	NATURE OF RECEPTOR	NATURE OF EFFECT	SIGNIFICANCE OF EFFECTS
The existing view looks in a south westerly direction across the site. The dilapidated timber and block farm buildings of Holly Farm are now redundant and are acting as visual detractors within this landscape. The mature tree canopies within the wider landscape frame the setting of the site.	The buildings will be removed from the proposed view and a new landscape buffer will be planted to the west of the footpath that will effectively screen the proposed development at point of maturity. The existing trees on the horizon will still be visible. Creating a new landscape buffer will have a positive contribution to the visual amenity of the landscape.	MEDIUM	MEDIUM	MODERATE

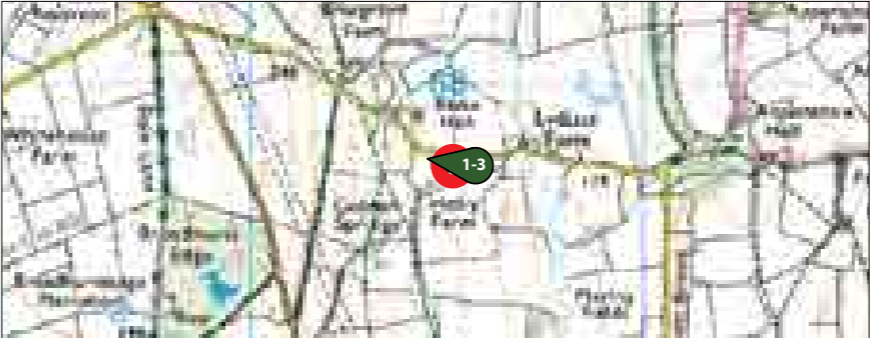


Viewpoint 2 - Existing View - On public footpath looking west towards the existing farm buildings

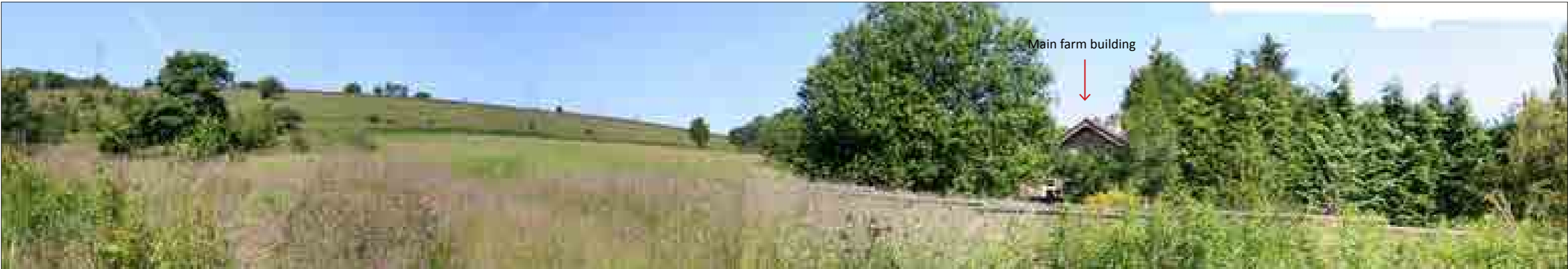


Viewpoint 2 - Proposed View -On public footpath looking west towards the proposed building

VIEWPOINT	Viewpoint 2
RECEPTOR TYPE	Public Footpath
LOCATION HEIGHT	SK 005 878 190m AOD
APPROXIMATE DISTANCE FROM SITE (M)	Within Site



PREDICTED VISUAL IMPACTS					
EXISTING VIEW	PROPOSED VIEW AFTER 7 YEARS	NATURE OF RECEPTOR	NATURE OF EFFECT	SIGNIFICANCE OF EFFECTS	
The existing view is taken further into the site from the public footpath. The existing timber and block outbuildings are in the foreground and the farm bungalow within the site is visible. The rising landform and woodland of Broadhurst Edge is prominent on the horizon.	The proposed view illustrates the removal of the outbuildings and the introduction of maturing native planting to the west of the footpath. The atrium and roof line may be just visible from this location and the planting helps to integrate the development into the landscape.	MEDIUM	LOW	SLIGHT / MODERATE	



Viewpoint 3 - On public footpath looking northwest towards the rear of Holly Farm

VIEWPOINT	Viewpoint 3
RECEPTOR TYPE	Public Footpath
LOCATION - OS GRID	SK 004 877
HEIGHT - AOD	192m AOD
APPROXIMATE DISTANCE FROM SITE (M)	Within Site Boundary



PREDICTED VISUAL IMPACTS				
EXISTING VIEW	PROPOSED VIEW AFTER 7 YEARS	NATURE OF RECEPTOR	NATURE OF EFFECT	SIGNIFICANCE OF EFFECTS
The existing view looks in a northerly direction towards the gable end of the existing bungalow. A line of conifers are visible to the bungalow garden boundary and these are an incongruous feature within the landscape. The landform rises steeply to the west towards Mellor Road and steel pylons are visible on the horizon.	The proposed view would see the removal of the bungalow and conifers to be replaced by the proposed single storey dwelling. Proposed planting will mature around the setting of the dwelling allowing the development to become integrated within the landscape.	MEDIUM	MEDIUM	MODERATE

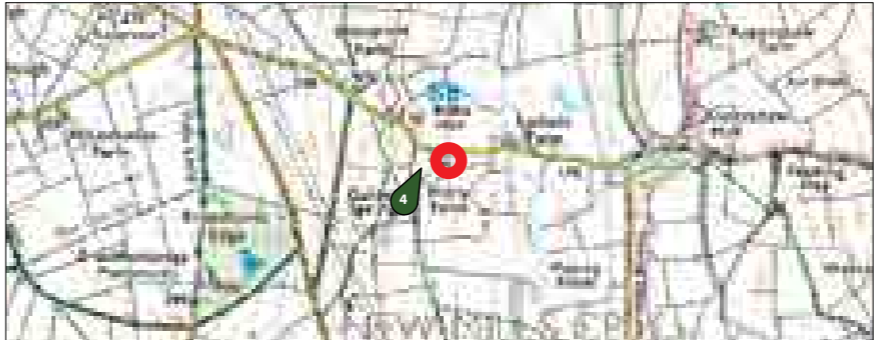


Viewpoint 4 - Existing View - Located north of public footpath, looking east towards Holly Farm



Viewpoint 4 - Proposed View - north of public footpath looking east towards the proposed building

VIEWPOINT	Viewpoint 4
RECEPTOR TYPE	Public Footpath
LOCATION	SK 003 877
HEIGHT	200m AOD
APPROXIMATE DISTANCE FROM SITE (M)	Within Site



PREDICTED VISUAL IMPACTS					
EXISTING VIEW	PROPOSED VIEW AFTER 7 YEARS	NATURE OF RECEPTOR	NATURE OF EFFECT	SIGNIFICANCE OF EFFECTS	
The existing view is taken from an elevated point within the existing development to demonstrate the extent of reduced built form within the landscape as a result of the proposed development. The view looks to the east towards the undulating landform. Lantern Pike is a landmark within the High Peak and is behind the ridge that forms the horizon of this view. The middle ground consists of the existing bungalow and farm outbuildings.	The proposed view would see the existing buildings removed and replaced by a view of the proposed atrium. Individual trees in the landscape contribute to the existing character of the landscape of the Settled Valley Pastures.	MEDIUM	LOW	SLIGHT / MODERATE	

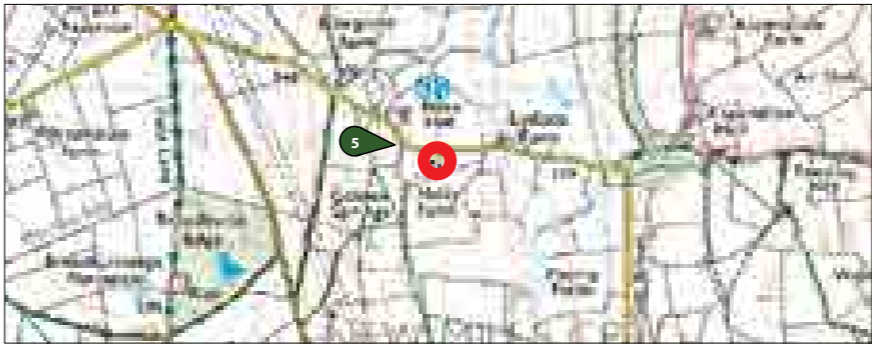


Viewpoint 5 - Existing View - Located on a public footpath , looking in an easterly direction towards Holly Farm



Viewpoint 5 - Proposed View - Located on public footpath looking east towards the proposed building

VIEWPOINT	Viewpoint 5
RECEPTOR TYPE	Public Footpath
LOCATION	SK 003 878
HEIGHT	215m AOD
APPROXIMATE DISTANCE FROM SITE (M)	100m

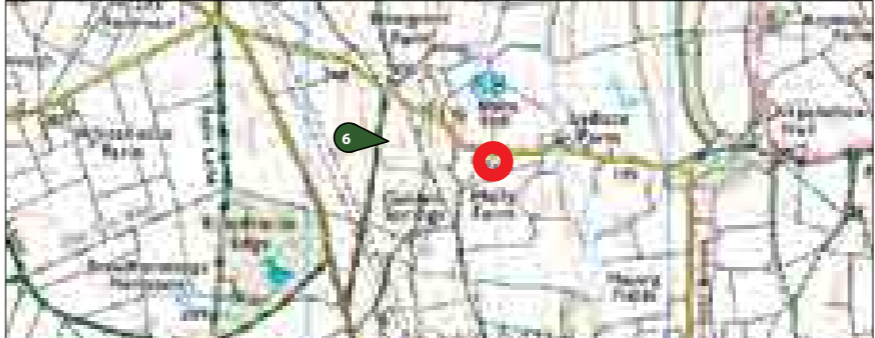


PREDICTED VISUAL IMPACTS					
EXISTING VIEW		PROPOSED VIEW AFTER 7 YEARS	NATURE OF RECEPTOR	NATURE OF EFFECT	SIGNIFICANCE OF EFFECTS
The existing view is taken further west and at a higher location than viewpoint 4. The roofs of the existing buildings are visible from this location as is the tree-lined lane of Briarsgrove Road to the left of the view.		The proposed view would see the existing buildings removed and the atrium of the proposed building will be just visible behind the proposed tree planting. The remainder of the visual amenity remains unchanged.	MEDIUM	LOW	SLIGHT / MODERATE

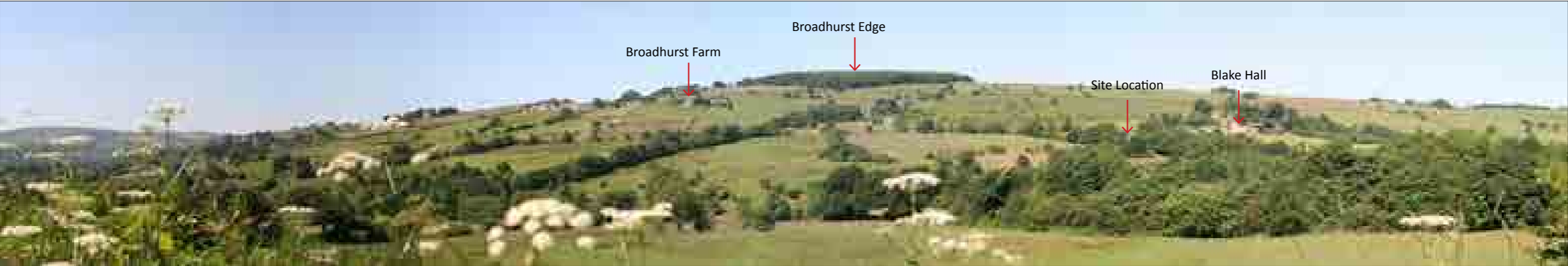


Viewpoint 6 - Located on a Bridleway , looking in an easterly direction towards Holly Farm

VIEWPOINT	Viewpoint 6
RECEPTOR TYPE	Public Footpath / Bridleway
LOCATION HEIGHT	SK 002 878 242m AOD
APPROXIMATE DISTANCE FROM SITE (M)	240m

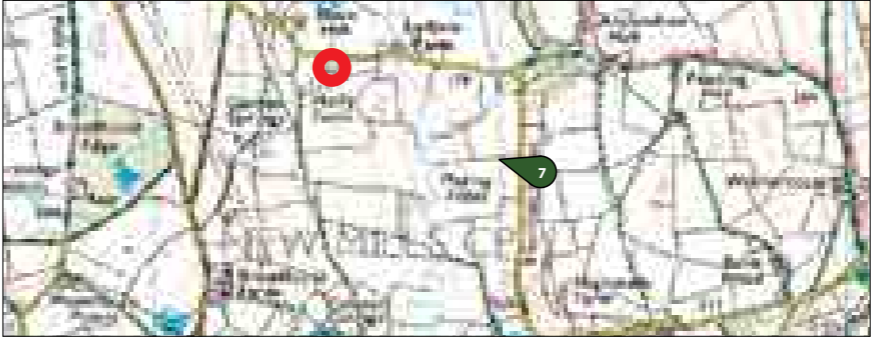


PREDICTED VISUAL IMPACTS				
EXISTING VIEW	PROPOSED VIEW AFTER 7 YEARS	NATURE OF RECEPTOR	NATURE OF EFFECT	SIGNIFICANCE OF EFFECTS
The existing view is looking easterley from the bridleway further west from viewpoints 4 and 5 the roof-lines of the existing farm buildings are just visible. Blake Hall and Carr Nook Farm are visible to the left of the view in the vicinity of Briargrove Road. Lantern Pike is behind the elevated landform that forms the horizon of the view.	The proposed view will remain relatively unchanged. As seen in viewpoint 5 the existing buildings will no longer be visible and just a small portion of the proposed building will be visible.	MEDIUM	NEGLIGIBLE	SLIGHT / NEGLIGIBLE



Viewpoint 7 - Located on Thornsett Brows / Apsenshaw Road looking northwest towards the site

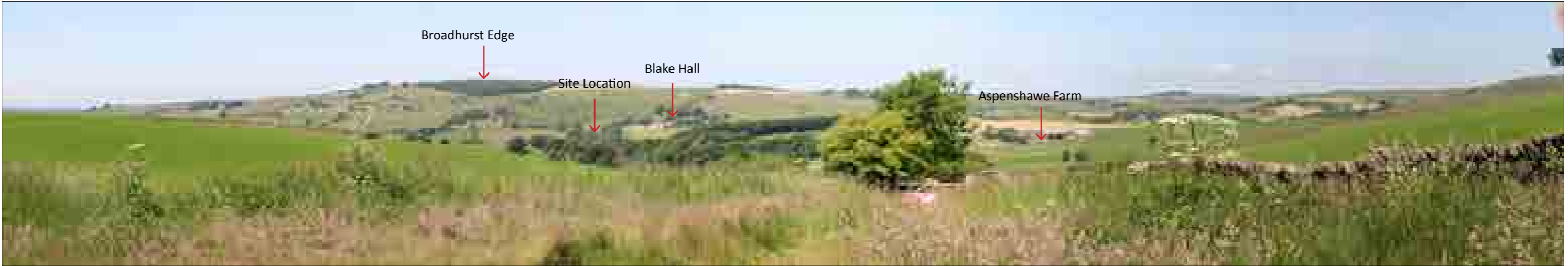
VIEWPOINT	Viewpoint 7
RECEPTOR TYPE	Public Highway
LOCATION HEIGHT	SK 010 875 192m AOD
APPROXIMATE DISTANCE FROM SITE (M)	700m



PREDICTED VISUAL IMPACTS				
EXISTING VIEW	PROPOSED VIEW AFTER 7 YEARS	NATURE OF RECEPTOR	NATURE OF EFFECT	SIGNIFICANCE OF EFFECTS
The existing view is taken from Apsenshaw Road looking in a north westerly direction towards Broadhurst Edge. The site is barely visible due to the mature trees to the east of the site. Some of the buildings of Blake Hall are visible to the right of the view as are other dwellings including Car Nook Farm and Golden Springs Farm.	The proposed view will remain unaltered from this location.	MEDIUM	NONE	NONE



Viewpoint 8 - Located on Laneside Road public footpath leading to Wethercotes farm. Looking northwest towards the site



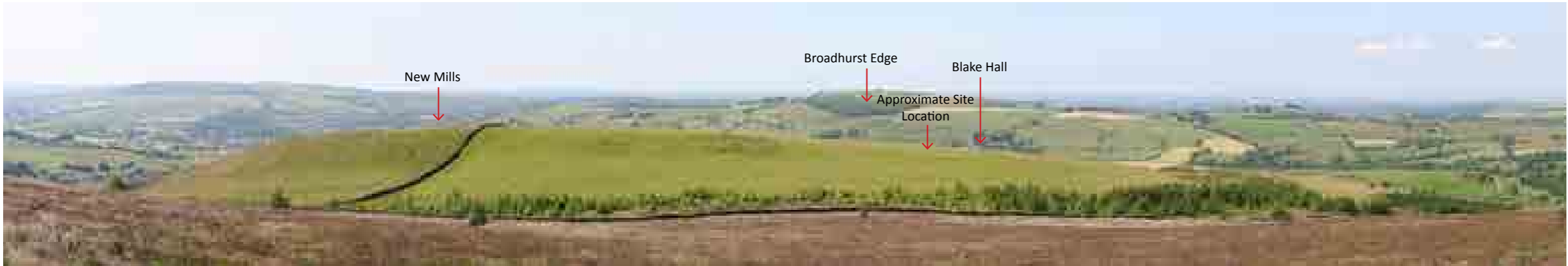
Viewpoint 9 - Located at the public footpath junction of Briargrove Road and Laneside Road looking west towards the site

VIEWPOINT	Viewpoint 8
RECEPTOR TYPE	Public Footpath / residential amenity
LOCATION HEIGHT	SK 020 873 262m AOD
APPROXIMATE DISTANCE FROM SITE (M)	1,500m

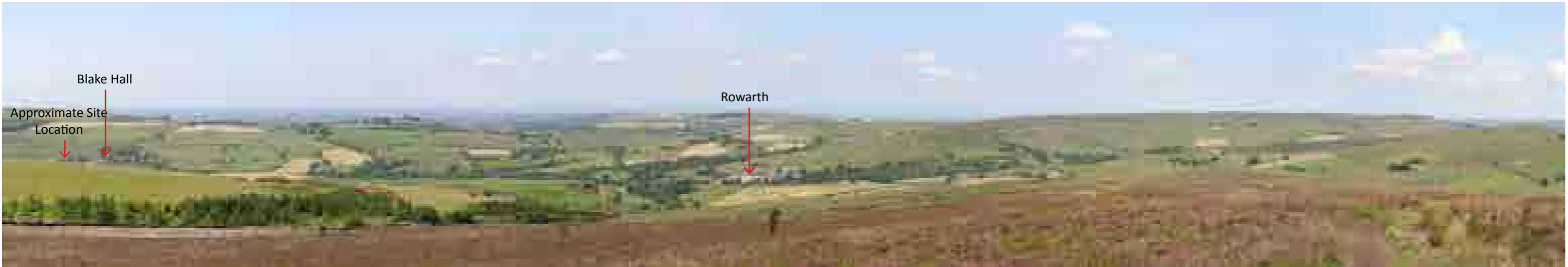


VIEWPOINT	Viewpoint 9
RECEPTOR TYPE	Public Footpath
LOCATION HEIGHT	SK 019 877 272m AOD
APPROXIMATE DISTANCE FROM SITE (M)	1,450m

PREDICTED VISUAL IMPACTS				
EXISTING VIEW	PROPOSED VIEW AFTER 7 YEARS	NATURE OF RECEPTOR	NATURE OF EFFECT	SIGNIFICANCE OF EFFECTS
The existing views illustrated in viewpoints 8 and 9 show the Settled Valley Pastures landscape character and some of the scattered farmsteads and residential dwellings. The buildings of Holly Farm are not visible from these public footpaths where the viewpoints are located due to landform and vegetation within the landscape.	The proposed views would remain unchanged by the proposed development.	MEDIUM	NONE	NONE

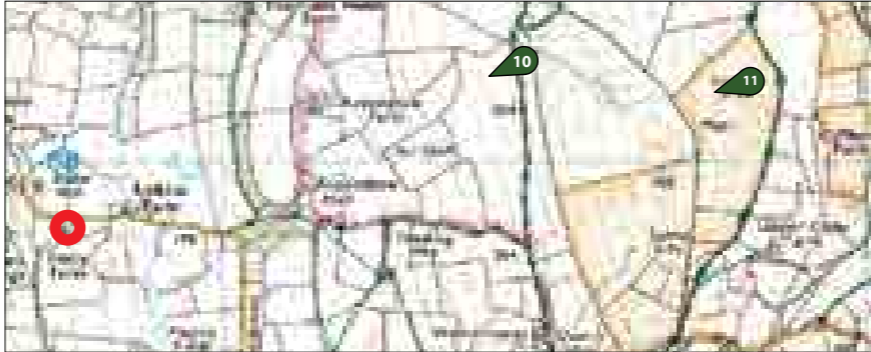


Viewpoint 10 - Located on Lantern Pike looking southwest towards the site



Viewpoint 11 - Located on Lantern Pike looking southwest towards the site

VIEWPOINT	Viewpoint 10
RECEPTOR TYPE	Public Footpath
LOCATION HEIGHT	SK 026 881 373m AOD
APPROXIMATE DISTANCE FROM SITE (M)	2,100m



VIEWPOINT	Viewpoint 11
RECEPTOR TYPE	Public Footpath
LOCATION HEIGHT	SK 026 882 360m AOD
APPROXIMATE DISTANCE FROM SITE (M)	2,100m

PREDICTED VISUAL IMPACTS				
EXISTING VIEW	PROPOSED VIEW AFTER 7 YEARS	NATURE OF RECEPTOR	NATURE OF EFFECT	SIGNIFICANCE OF EFFECTS
The existing views are taken from an elevated point on a popular walking route to Lantern Pike. The views look westerly towards the site but it is not visible from these footpaths	The proposed views will remain unaltered as a result of the development.	MEDIUM	NONE	NONE

5.0 CONCLUSIONS

5.1 The existing site is located in the Green Belt, at Thornsett, in the High Peak. The majority of the site consists of improved grassland that has some management. Hedgerows with hedgerow trees are located along the northern boundary but is intermittent in places and would benefit from enhancement. The ecological report has demonstrated that the site offers little in terms of biodiversity and there is potential for improvement and enhancement.

5.2 The proposed development will provide an opportunity to enhance the site of the proposed development by removing the incongruous conifers and replanting with a variety of indigenous trees, hedges and whip planting in accordance with the High Peak SPD advice for plant species within the Dark Peak character area. The Landscape Layout and Planting Plan demonstrates how the boundaries could be improved to form an attractive and distinct landscape edge to complement the landscape character by reinforcing the existing intermittent native hedgerows. The proposed development will be set back into the site to accommodate a substantial landscape buffer to the boundaries. The development will conserve and enhance the existing field boundaries in accordance with the guidelines set out in the local Character assessment.

5.3 The assessment of the potential impacts on the landscape concludes that there will be an immediate change in the character of the existing site and its setting as a result of the proposed new home. However, it also concludes that the significance of effects will be reduced to slight after the boundary planting has matured and the impacts can be perceived as long term beneficial.

5.4 The visual assessment that has been carried out has demonstrated that the proposed development will have little potential impact on the surrounding landscape and visual amenity. The main views that will have a moderate significance of effects will be taken in the proximity of the site, as seen from viewpoints 1 to 4, but the assessment has concluded that the impact has the potential to be beneficial due to the proposed landscape treatments. The effect on the visual amenity as the viewer travels further afield reduces to low to none due to the nature of the topography and existing vegetation within the landscape.

5.5 Overall, in terms of landscape and the visual amenity the assessment concludes that the landscape can accommodate a development of this scale and character and it has the potential to offer long term benefits, especially to Briargrove Road.

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